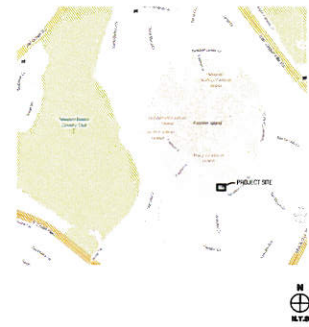


#### KEY NOTES:

- NEW GARDEN/PAVED AND TRELLIS STRUCTURE
- NEW OUTDOOR SEATING PLACE
- EXISTING MOTOR COURT AND VALET SERVICE
- EXISTING CURB, SHADE, AND LANDSCAPE
- EXISTING ENCLOSED THROUGH COURSE WITH SOLID DECORATIVE ROOF
- EXISTING GARAGE INTERSECTION
- EXISTING WASHOUT AREA

#### VICINITY MAP



**VMC**  
architecture

PLANNING & DESIGN

25725 Wallace Pl.  
Stevenson Ranch  
California 91381  
Tel: 213 407 4756  
Fax: 213 407 4757

During the preparation of these plans, the architect has not conducted any field investigation or inspection of the site or the existing conditions of the site or the surrounding area. The architect is not responsible for the accuracy or completeness of the information provided by the client or the existing conditions of the site or the surrounding area. The architect is not responsible for the accuracy or completeness of the information provided by the client or the existing conditions of the site or the surrounding area.

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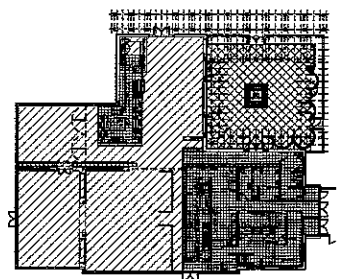
**LEGEND:**

- EXISTING BUILDING
- NEW BUILDING

**KEY NOTES:**

- 1. NEW FLOORING MATERIALS
- 2. NEW FLOORING MATERIALS
- 3. NEW FLOORING MATERIALS
- 4. NEW FLOORING MATERIALS
- 5. NEW FLOORING MATERIALS
- 6. NEW FLOORING MATERIALS
- 7. NEW FLOORING MATERIALS
- 8. NEW FLOORING MATERIALS
- 9. NEW FLOORING MATERIALS
- 10. NEW FLOORING MATERIALS

**FLOOR AREA DIAGRAM**



**BUILDING AREA**

- BUILDING AREA: 4,942 SQ. FT.
- NET PUBLIC INTERIOR AREA: 4,942 SQ. FT.
- NET PUBLIC EXTERIOR AREA: 4,942 SQ. FT.
- TOTAL NET PUBLIC AREA: 9,884 SQ. FT.
- BACK OF HOUSE AREA: 2,058 SQ. FT.

**BUILDING DATA**

ACTUAL AREA	ENCLOSURE BUILDING GROSS AREA	8,994 SQ. FT.
	ENCLOSURE NET AREA	7,915 SQ. FT.
	ENCLOSURE NET AREA	7,915 SQ. FT.
	TOTAL ACTUAL AREA	11,009 SQ. FT.

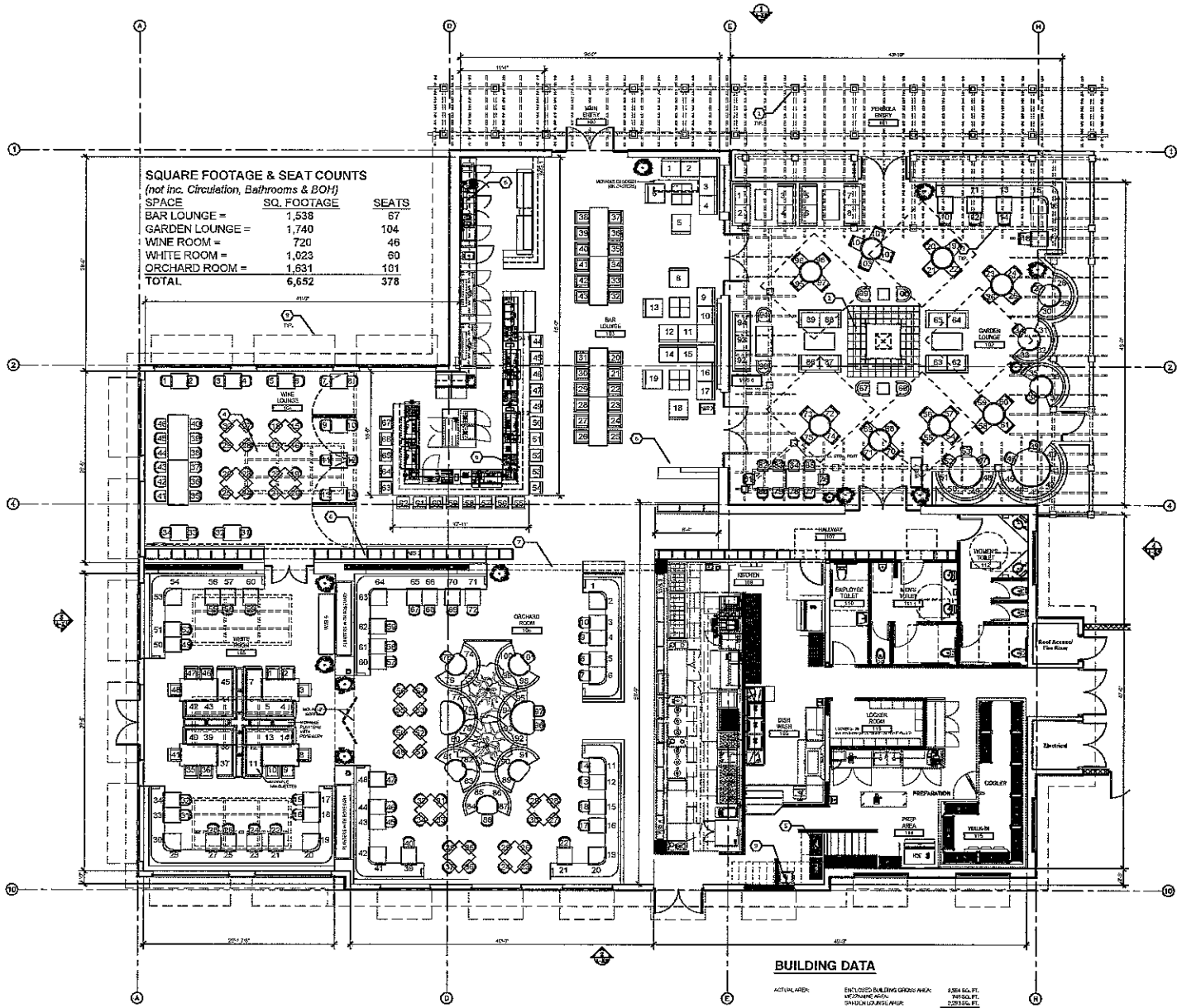
**FLOOR PLAN**

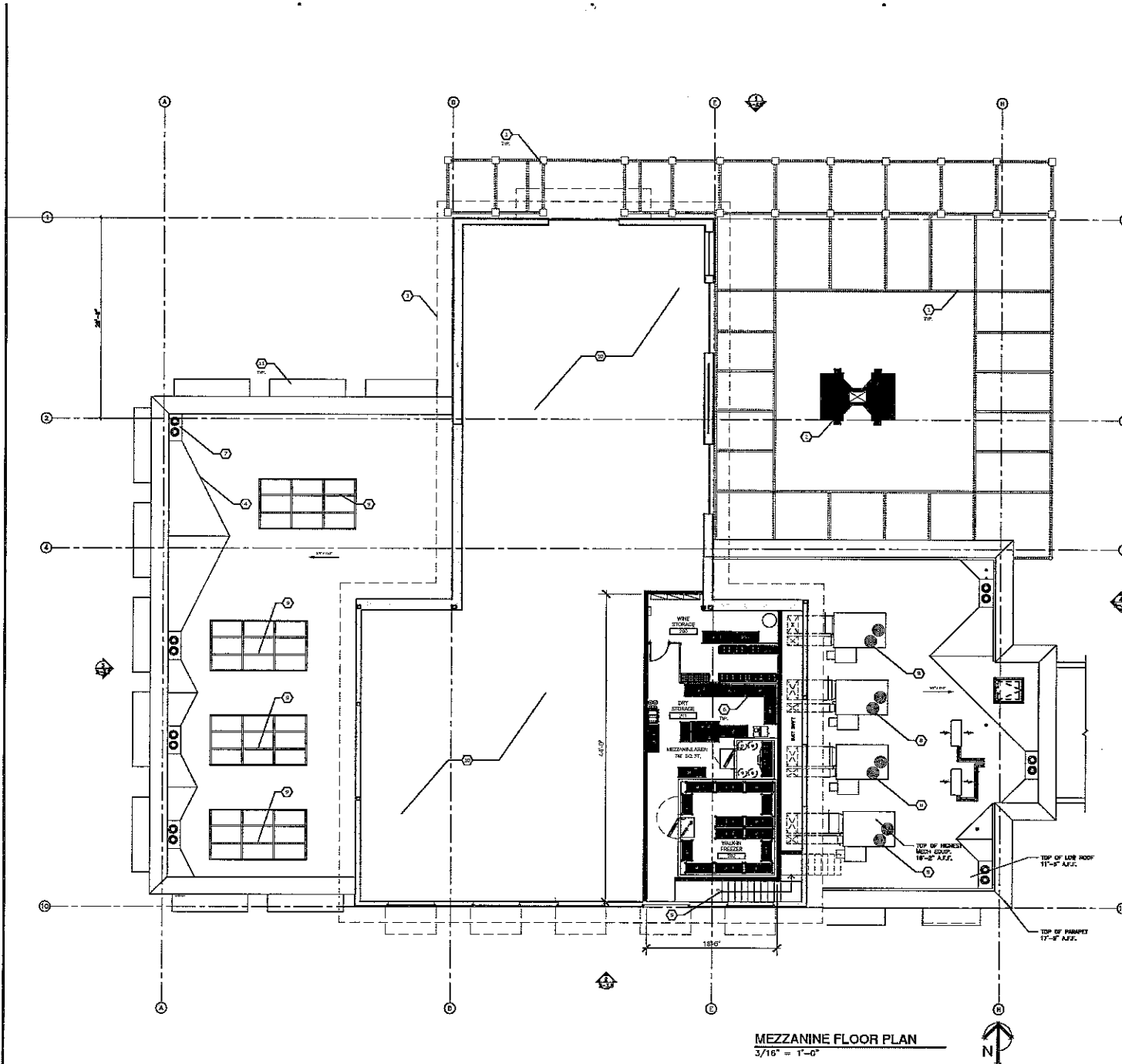
3/16" = 1'-0"



**SQUARE FOOTAGE & SEAT COUNTS**  
(not inc. Circulation, Bathrooms & BOH)

SPACE	SQ. FOOTAGE	SEATS
BAR LOUNGE =	1,538	67
GARDEN LOUNGE =	1,740	104
WINE ROOM =	720	46
WHITE ROOM =	1,023	60
ORCHARD ROOM =	1,631	101
TOTAL	6,652	378





**LEGEND:**

- EXISTING GRID WALL
- NEW GRID WALL

**KEY NOTES:**

- 1. NEW STRUCTURE BELOW
- 2. NEW DOUBLE GLAZED WINDOW
- 3. SIDE OF EXISTING CORNER RETAIL
- 4. EXISTING ROOF CORNER, WY
- 5. NEW STAIR TO THIRD FLOOR
- 6. NEW STORAGE RACKS
- 7. EXISTING ROOF RAMP
- 8. EXISTING ROOF EQUIPMENT
- 9. EXISTING BUILDINGS
- 10. OPEN TO BELOW
- 11. NEW FINISHED FLOOR

**VMC**  
 architecture  
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 Stevenson Ranch  
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 Tel: 213 407 4758  
 vmc@vmcarch.com vmcarch.com

DATE: 11/10/12  
 PROJECT: 1101012  
 DRAWING: MEZZANINE FLOOR PLAN, 2012  
 DRAWING: MEZZANINE FLOOR PLAN, 2012  
 ARCHITECTURAL STAMP:

**FIG & OLIVE**  
 420 W. 13TH STREET  
 NEW YORK, NY 10014

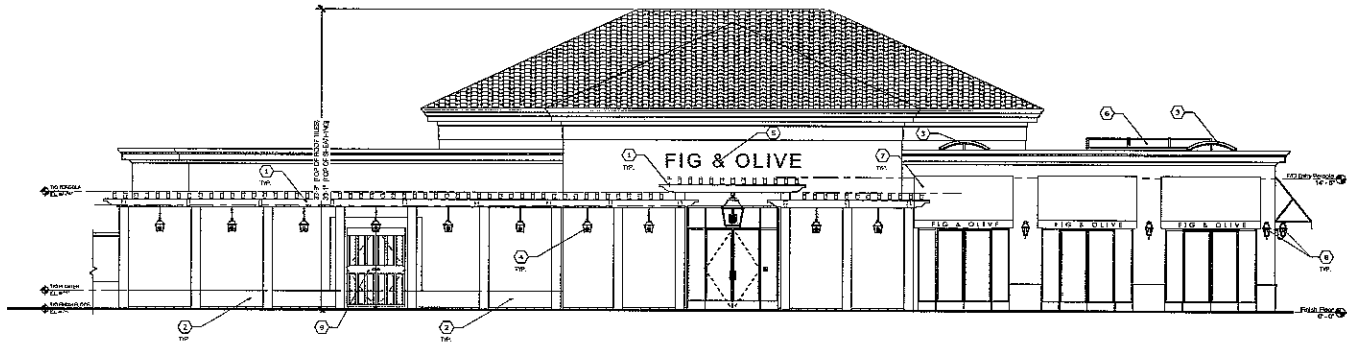
**FIG & OLIVE**  
 NEWPORT BEACH  
 181 NEWPORT CENTER DRIVE  
 NEWPORT BEACH, CALIFORNIA 92660

**MEZZANINE FLOOR PLAN**

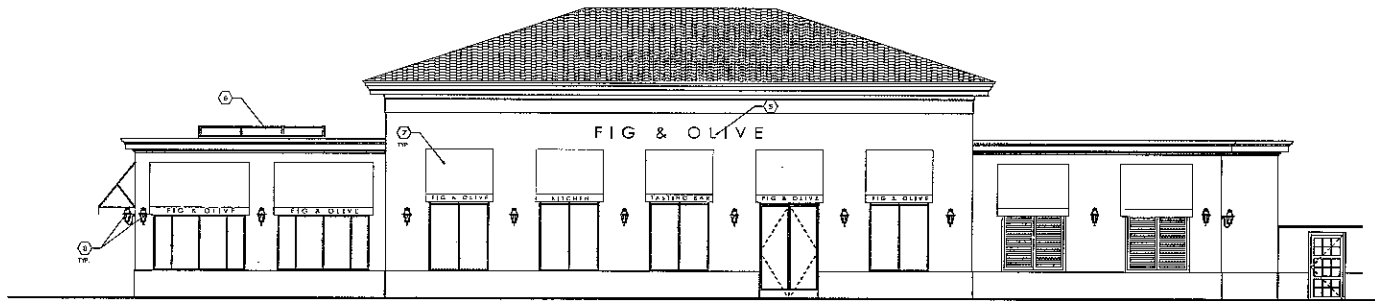
DATE: 11/10/12  
 SCALE: 3/16" = 1'-0"  
 DRAWN BY: MC  
 CHECKED BY: MC  
 SHEET NO:

**A-21**





**1** NORTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"

**KEY NOTES:**

- 1 NEW TRELLIS STRUCTURE
- 2 NEW PLANTER BOX
- 3 HANGING BASKETS
- 4 NEW HANGING SLAT RAILINGS
- 5 HANGING STORAGE LOCATION
- 6 EXISTING BRUSHING
- 7 NEW ARBORS
- 8 NEW WALL SCIENCE
- 9 NEW ENTRY GARDEN

**VAC**  
architecture  
PLANNING & DESIGN

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tel: 213 407 4755  
viefar@vnc-architecture.com

Drawing and specifications are instruments of service and shall remain the property of the design professional. All copies of the drawings and specifications returned by the client may be destroyed by the firm and by occupying the project for which they were prepared, and are to be the possession of the client. Any use or reproduction of the drawing in whole or part by any person whatsoever is strictly prohibited except with specific written consent of the design firm.

submital	data
PRELIMINARY SUBMITAL	11/01/12

PLANNING MAPS/FATTAL, 12/2012  
PLANNING MAPS/FATTAL, 02/2013

revision data

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ARCHITECTURAL STAMP:

**FIG & OLIVE**  
420 W. 13TH STREET  
NEW YORK, NY 10014

CLIENT NAME:

**FIG & OLIVE**  
NEWPORT BEACH  
151 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CALIFORNIA 92660

PROJECT TITLE:

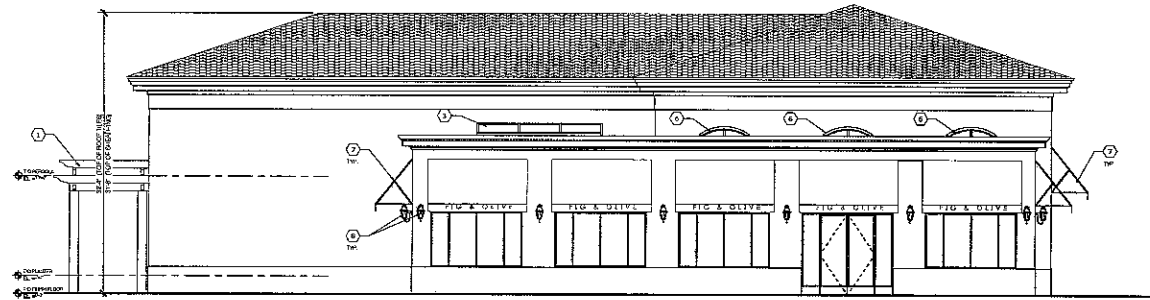
**NET TEL:**  
**NORTH & SOUTH**  
**ELEVATIONS**

### NOTES:

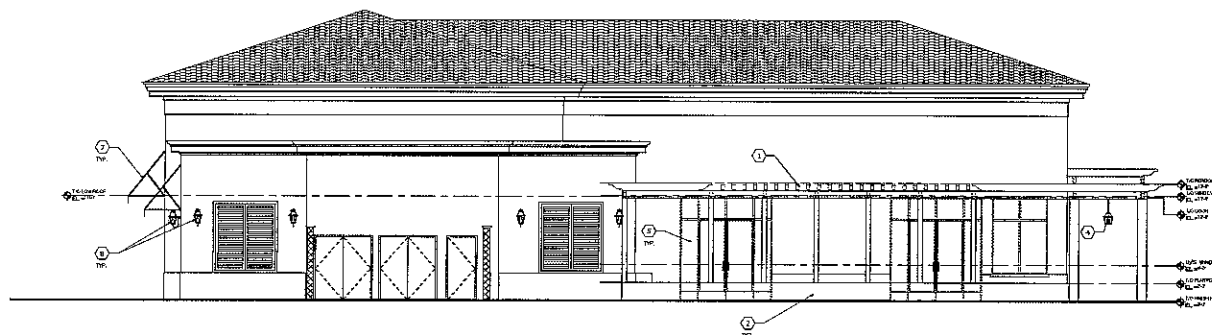
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DATE:	11-01-82
SCALE:	3/8" = 1'-0"
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CHECKED BY:	MC
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A-3.0



3 WEST ELEVATION  
3/16" = 1'-0"



4 EAST ELEVATION  
3/16" = 1'-0"

**KEY NOTES:**

1. NEW WELLS STRUCTURE
2. NEW PLANNED DOCK
3. PROPOSED DOCKLIGHTS
4. NEW WALKWAY LIGHT FIXTURES
5. PROPOSED OPENINGS BEYOND
6. EXISTING DOCKLIGHTS
7. NEW AIRWAYS
8. NEW WELLS SECOND

**VAC**  
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victor@vncarchitecture.com

Shawyer and Spence make an assumption, of course, and this does limit the generality of the design philosophical stance of the changes are opportunities created by the client. They indicated only for the use and for occupying the project for which they were prepared, and not for the construction of any other projects. Any use or application of the design is a choice to policy by means of a policy. A policy should be defined with specific within context of a policy or document.

submitter	date
PRELIMINARY SUBMITTAL	11/01/12
PLANNING AND SUBMITTAL	12/03/12
PLANNING AND SUBMITTAL	02/02/13

revision \_\_\_\_\_ date \_\_\_\_\_

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ARCHITECTURAL STAMP:

**FIG & OLIVE**  
420 W. 13TH STREET  
NEW YORK, NY 10014

CUSTOM NAME:

PROJECT TITLE:  
**FIG & OLIVE**  
**NEWPORT BEACH**  
**151 NEWPORT CENTER DRIVE**  
**NEWPORT BEACH, CALIFORNIA 92660**

**PROJECT TITLE:**

Sheet Title: EAST & WEST ELEVATIONS

# STREET TITLE

JOB NO.	11-017
DATE:	11-01-12
SCALE	3/16" = 1'-0"
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CHECKED BY:	VC
SHEET NO.	

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